

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>03-209</u>	<u>PALMA FAMILY TRUST, ET AL</u>
<u>03-237</u>	<u>THE TRUE DELIVERANCE CHURCH OF CHRIST, INC.</u>
<u>03-366</u>	<u>FRV DEVELOPMENT</u>
<u>04-002</u>	<u>OVI CONSTRUCTION</u>
<u>04-012</u>	<u>PALMETTO COMMUNITY COVENANT CHURCH, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 6/15/04 TO THIS DATE:

HEARING NO. 03-11-CZ14-5 (03-209)

11-56-39
Council Area 14
Comm. Dist. 8

APPLICANTS: PALMA FAMILY TRUST, ET AL

(1) AU to EU-M

REQUEST #1 ON PARCELS "C" & "D"

- (2) MODIFICATION of plan approved pursuant to Resolution 5-ZAB-356-94, passed and adopted by the Zoning Appeals Board and further modified by Resolution CZAB14-24-99, passed and adopted by Community Zoning Appeals Board #14, and only as applied to the subject property, reading as follows:

FROM: "That in the approval of the plan the same be substantially in accordance with those submitted for the hearing entitled 'Nextel,' as prepared by Alkcorp, dated received 5/7/99."

TO: "That in the approval of the plan the same be substantially in accordance with those submitted for the hearing entitled 'Bonita Grand Estates South,' as prepared by Bellon, Milanes, Architects Planners, consisting of 8 sheets: 4 sheets dated 4/5/04 and 4 sheets dated 6/22/04."

The purpose of the above request is to allow the applicant to modify a previously approved site plan on Parcel "E" in order to build a residential development and to adjust the size of a parcel devoted to a cellular communications tower as indicated on the submitted plan.

- (3) Variance of subdivision regulations requiring street lighting and sidewalks; to waive same.

REQUEST #3 ON PARCELS "C", "D" & "E"

- (4) Applicant is requesting to permit an AU zoned parcel with an area of 1.35 acres (5 acres required).
- (5) Unusual Use to permit a private recreational area (park) in the EU-M zone.
- (6) Applicant is requesting to permit 4 ancillary equipment buildings setback 24.7' (50' required) from the north property line.
- (7) Applicant is requesting to permit a 150' communications tower setback 146.21' from the west property line (167' required) and setback 159.46' from the south property line (167' required).

REQUESTS #4 - #7 ON PARCEL "E"

Upon demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #4, #6 & #7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance) and request #3 may be considered under Chapter 28, §19(A) of the Public Works Code.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

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APPLICANTS: PALMA FAMILY TRUST, ET AL

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SUBJECT PROPERTY: PARCEL "C": A portion of the SW ¼ of Section 11, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the Northeast corner of the SW ¼ of said Section 11, thence S00°44'12"E along the east line of the SW ¼ of said Section 11, as a basis of bearing for a distance of 1,675.28'; thence S89°16'2"W for a distance of 670.69'; thence N00°43'9"W for a distance of 335.59'; thence N89°18'46"E for a distance of 165'; thence N0°43'9"W for a distance of 670.92'; thence S89°24'14"W for a distance of 165'; thence N0°43'9"W for a distance of 671.18'; thence N89°29'42"E for a distance of 670.19' to the Point of Beginning.

AND:

PARCEL "D": The west ½ of the SE ¼ of SW ¼ of said Section 11, Township 56 South, Range 39 East, less the west 355' and less the following described parcel of land: Begin at the Point of intersection of the South line of the SW ¼ of said Section 11, Township 56 South, Range 39 East, with a line that is 415' east of and parallel with the west line of the SE ¼ of the SW ¼ of said Section 11, thence run N0°42'3"W along the line that is 415' east of and parallel with the west line of the SE ¼ of the SW ¼ of said Section 11, for a distance of 676.65' to a Point of curvature of a circular curve to the left; thence run NW/ly, along the arc of said circular curve to the left, having a radius of 160' through a central angle of 51°19'4" for an arc distance of 143.31' to a Point of intersection with a line that is 355' east of and parallel with the west line of the SE ¼ of the SW ¼ of said Section 11; thence run S0°42'3"E along the line that is 355' east of and parallel with the west line of the SE ¼ of the SW ¼ of said Section 11, for a distance of 801.72' to the south line of the SW ¼ of said Section 11; thence run N89°8'2"E, along the south line of the SW ¼ of said Section 11, for a distance of 60' to the Point of Beginning. LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

Begin at the Northeast corner of the west ½ of the SE ¼ of the SW ¼ of said Section 11, Township 56 South, Range 39 East; thence S0°43'9"E for a distance of 208.71' thence S89°18'46"W for a distance of 208.71'; thence N0°43'9"W for a distance of 208.71'; thence N89°18'46"E for a distance of 208.71' to the Point of beginning AND LESS: Parcel "E" (described below)

AND:

PARCEL "E": A portion of land in the west ½ of the SE ¼ of the SW¼ of Section 11, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the Northeast corner of the west ½ of the SE ¼ of the SW ¼ of said Section 11, Township 56 South, Range 39 East; thence S0°43'9"E along the east line of the west ½, of the SE ¼, of the SW ¼ for a distance of 244.46' to a Point of intersection with a non-tangent curve, a radial line to that point bears S18°28'8"E; thence 202.94' along the arc of a curve to the right, said curve having a radius of 205', and a central angle of 56°43'08" to a Point of intersection with a non-tangent line, a radial line to that point bears S38°14'59"W; thence S89°18'46"W for a distance of 17.29'; thence N00°43'09"W for a distance of 15.69' to a Point of intersection with a non-tangent curve, a radial line to that point bears S44°46'47"W; thence 209.08' along the arc of a curve to the right, said curve having a radius of 205', and a central angle of 58°26'6" to the Point of intersection with a non-tangent line, said line being the north line of the SE ¼ of the SW

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HEARING NO. 03-11-CZ14-5 (03-209)

11-56-39
Council Area 14
Comm. Dist. 8

APPLICANTS: PALMA FAMILY TRUST, ET AL

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¼ of said Section 11, Township 56 South, Range 39 East, a radial line to that point bears N76°47'7"W; thence N89°18'48"E along the north line of the SE ¼, of the SW ¼ of said Section 11, Township 56 South, Range 39 East for a distance of 261.46' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 208 Street and SW 134 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 31.95± Acres

AU (Agricultural – Residential 5 Acres Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/20/04 TO THIS DATE:

HEARING NO. 04-5-CZ14-2 (03-366)

31-55-40
Council Area 14
Comm. Dist. 9

APPLICANT: FRV DEVELOPMENT

AU to RU-1M(a)

SUBJECT PROPERTY: The south 269.189' of the north 534.189' of the west ½ of the NW ¼ of the SE ¼ of the SE ¼ in Section 31, Township 55 South, Range 40 East.

LOCATION: Lying east of S.W. 109 Avenue and approximately 265' south of S.W. 180 Street
A/K/A: 18201 S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.92 Net Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 7/20/04 TO THIS DATE:

HEARING NO. 04-7-CZ14-1 (04-2)

36-55-39
Council Area 14
Comm. Dist. 9

APPLICANT: OVI CONSTRUCTION

- (1) MODIFICATION of a condition of Resolution 2458-47, passed and adopted by the County Commission and reading as follows and only as it applies to the subject property:

FROM: “. . . 8,700 cubic foot minimum on all South Miami Heights, Sections A to H inclusive, lying in Sections 36-55-39, 31-55-40, 1-56-39 and Section 6-56-40, including a buffer strip 200’ wide around the entire subdivision (including strips of Section 35-55-39 and 2-56-39, except that part fronting on Quail Roost Drive and with the provision that no residence will be placed on less than 75’ frontage.”

TO: “. . . 8,700 cubic foot minimum on all South Miami Heights, Sections A to H inclusive, lying in Sections 36-55-39, 31-55-40, 1-56-39 and Section 6-56-40, including a buffer strip 200’ wide around the entire subdivision (including strips of Section 35-55-39 and 2-56-39, except that part fronting on Quail Roost Drive and with the provision that no residence shall be placed on less than 45’ frontage.”

The purpose of the request is to allow the applicant to construct a single family residence on a smaller site than required.

- (2) Applicant is requesting to permit the residence with a height of 16’ (15’ permitted).
(3) Applicant is requesting to permit a lot coverage of 32% (30% permitted).

Upon a demonstration that the applicable standards have been satisfied, request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and requests #2 & #3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled “New Residence for Mr. Eduardo Rodriguez,” as prepared by Fernando Gomez-Pina, P. E., consisting of 3 pages and dated May 29, 2003. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 46 & 47, Block 23, ADDITION “C”, SOUTH MIAMI HEIGHTS, Plat book 23, Page 17.

LOCATION: The Northwest corner of S.W. 184 Street (Eureka Drive) & S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45’ x 104’

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: THE TRUE DELIVERANCE CHURCH OF CHRIST, INC.

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) UNUSUAL USE to permit a day care center.
- (3) Applicant is requesting to permit the building of public assemblage to setback 15.4' from the interior side (north) property line (50' required).
- (4) Applicant is requesting to permit the religious facility site with 2.3 gross acres (5 gross acres required).

REQUESTS #1 - #4 ON PARCEL "A"

- (5) Applicant is requesting to permit a parcel of land with 2.03 gross acres (5 gross acres required).

REQUEST #5 ON PARCEL "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed New Church Facility For: True Deliverance Church of Christ," as prepared by Miguel A. Jimenez & Associates, consisting of 9 pages and dated 3/10/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": The south ½ of the SE ¼ of the SW ¼ of the SE ¼ of Section 31, Township 55 South, Range 40 East, less the west 292.09' the south 40' and the east 25' reserved for right-of-way. AND: PARCEL "B": The west 292.09' of the south ½ of the SE ¼ of the SW ¼ of the SE ¼, of Section 31, Township 55 South, Range 40 East, the south 40' reserved for right-of-way.

LOCATION: 18300 S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.33 Gross Acres

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 04-9-CZ14-2 (04-12)

31-55-40
Council Area 14
Comm. Dist. 9

APPLICANT: PALMETTO COMMUNITY COVENANT CHURCH, INC.

AU to RU-TH

SUBJECT PROPERTY: Section 31, Township 55 South, Range 40 East, north $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the east 25' for right-of-way; Section 31, Township 55 South, Range 40 East, east $\frac{3}{5}$ of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and Section 31, Township 55 South, Range 40 East, the west $\frac{2}{5}$ of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; A/K/A: A portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 31, Township 55 South, Range 40 East, being more particularly described as follows:

Commence at the Southwest corner of Section 31, Township 55 South, Range 40 East; thence S87°10'13"W, a distance of 1,341.05'; thence N4°1'1"W, a distance of 338.69'; thence S87°7'52"W, a distance of 25.01'; to the Point of beginning; thence S87°7'52"W, a distance of 645.81'; thence N4°4'8"W, a distance of 676.47'; thence N87°3'11"E, a distance of 671.42'; thence S4°1'1"E, a distance of 338.69'; thence S85°58'59"W, a distance of 25'; thence S4°1'1"E, a distance of 338.18' to the Point of beginning.

LOCATION: Approximately 338' north of S.W. 184 Street & between theoretical S.W. 109 Avenue & S.W. 110 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.22 Acres

AU (Agricultural – Residential)

RU-TH (Townhouse – 8.5 units/net acre)